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07312570230

Doc#: 0731257023 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2007 09:16 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY:

Eastgate Village One, L.L.C.
1300 South Indiana, Ste. 300
Chicago, IL 60607

01384023

1 of 2

11-2
GIT

ABOVE SPACE FOR RECORDER'S USE ONLY

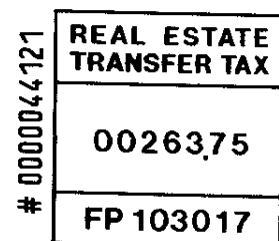
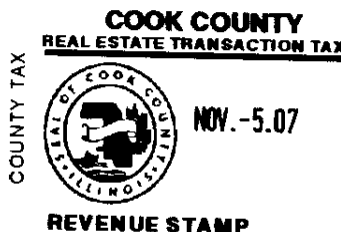
SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 28 day of September, 2007, between Eastgate Village One, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor") and Elmira Thomas, ("Grantee") of 4726 North Winchester, Chicago, IL 60640, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.



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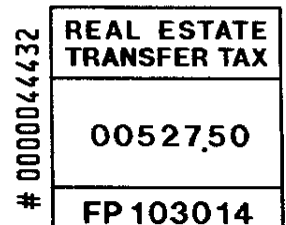
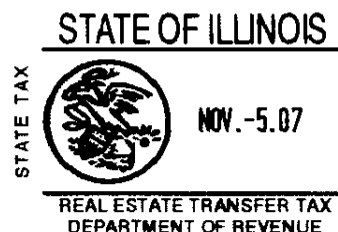
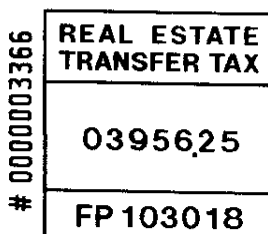
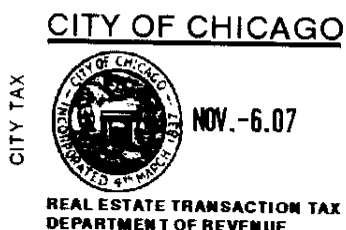
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes not yet due and payable;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium;
- (d) The Declaration of Condominium Ownership for Eastgate Village Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-27-129-003; (Affects
underlying land) 17-27-129-004

Address(es) of real estate: 352 EAST 25TH PLACE, Chicago, Illinois 60616, Unit 27-A



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Eastgate Village One, L.L.C., an Illinois limited liability company

By: *Theodore C. Mazola*
Theodore C. Mazola
Its: Managing Member

STATE OF ILLINOIS)
) 3S
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola as Manager of Eastgate Village One, L.L.C, an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of September, 2007.

Charo Safford
Notary Public



MAIL TO:

Elmira Thomas
352 E. 25th Pl
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

Elmira Thomas
352 E. 25th Pl
4726 North Winchester
Chicago, IL ~~60640~~ 60616

OR RECORDER'S OFFICE BOX NO. ____

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ORDER NO.: 1301 - 004384623
 ESCROW NO.: 1301 - 004384623

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STREET ADDRESS: 352 E. 25TH PL.

CITY: CHICAGO

ZIP CODE: 60616-5500

COUNTY: COOK

TAX NUMBER: 17-27-129-004-0000

Property of Cook County
 Exhibit A

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORHT, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 91.69 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 22.90 FEET TO A NORTHEAST CORNER OF A BRICK BUILDING; THENCE SOUTH 01 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST FACE OF SAID BUILDING, 3.69 FEET TO THE NORTH FACE OF SAID BUILDING FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE NORTH FACE OF SAID BUILDING, 19.71 FEET TO THE INTERSECTION OF THE NORTH FACE OF SAID BRICK BUILDING EXTENDED WITH THE EAST FACE OF A BUILDING OVERHANG PRODUCED NORTH; THENCE SOUTH 01 DEGREE 00 MINUTES 03 SECONDS EAST ALONG THE EAST FACE OF SAID OVERHANG EXTENDED, 46.14 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 12 SECONDS WEST, 20.09 FEET TO AN INTERSECTION WITH A PARTY WALL EXTENDED SOUTH; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST ALONG SAID PARTY WALL, 46.18 FEET TO THE INTERSECTION OF SAID PARTY WALL WITH THE NORTH FACE OF SAID BRICK BUILDING EXTENDED WEST; THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS EAST, 0.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN THE GRANT OF ACCESS EASEMENTS: PHASE I RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICITONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

(SEE ATTACHED)

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ORDER NO.: 1301 004384623
ESCROW NO.: 1301 004384623

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LEGAL DESCRIPTION CONTINUED.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118085 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

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